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The Bank of New York Mellon f/k/a The  
Bank of New York as Trustee for the  
Certificateholders of CWABS, Inc., Asset  
Backed Certificates, Series 2004-AB1*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET BACKED  
CERTIFICATES, SERIES 2004-AB1,

Plaintiff,

vs.

TERRA BELLA OWNERS ASSOCIATION  
INC.; MIDNIGHT RAMBLER TRUST;  
SATICOY BAY LLC, SERIES 7524  
MIDNIGHT RAMBLER TRUST; and  
HAMPTON & HAMPTON COLLECTIONS,  
LLC,

Defendants.

SATICOY BAY LLC SERIES 7524  
MIDNIGHT RAMBLER TRUST,

Counterclaimant,

vs.

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2004-AB1,

Counter-defendants.

Case No.: 2:16-cv-00549-APG-NJK

**STIPULATION AND ORDER TO EXTEND  
DEADLINE TO FILE JOINT PRETRIAL  
ORDER**

**(FIRST REQUEST)**

1 Plaintiff and counter defendant The Bank of New York Mellon f/k/a The Bank of New York  
2 as Trustee for the Certificateholders of CWABS, Inc., Asset Backed Certificates, Series 2004-AB1  
3 (**BoNYM**), defendant Terra Bella Owners Association, Inc., defendant Midnight Rambler Trust, and  
4 defendant and counterclaimant Saticoy Bay LLC Series 7524 Midnight Rambler Trust stipulate and  
5 request the court extend the deadline to file the joint pretrial order by thirty days, to **May 29, 2020**.

6 The court entered an order denying BoNYM, Midnight Rambler and Saticoy Bay's summary  
7 judgment motions, and denying Terra Bella's summary judgment motion in part, on March 30, 2020.  
8 The joint pretrial order is therefore due April 29, 2020. The parties are working on a draft but  
9 require additional time to complete their respective portions and confirm possible trial dates with  
10 their clients, particularly given travel restrictions in place related to the current pandemic. The  
11 extension will also afford the parties additional time to continue exploring the potential for  
12 settlement.

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This is the parties' first request to extend the joint pretrial order deadline. This request is not made to cause delay or prejudice any party.

DATED: April 29, 2020.

**AKERMAN LLP**

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*Attorneys for defendant Midnight Rambler Trust and defendant and counterclaimant Saticoy Bay LLC Series 7524 Midnight Rambler Trust*

**ORDER**

**IT IS SO ORDERED.**

  
 United States Magistrate Judge

DATED: April 30, 2020

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